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PROP REPORT



The Luxor

MahaRERA Number : P51800001933



Residential
Projects in
MMR

WE HELP YOU MAKE THE INVESTMENT


Propscience is India's first direct to customer research-driven real estate portal specializing in residential real estate. We are not backed or associated with any builder, bank, or broking firm, nor do we offer any property management services. We are an unbiased entity focused solely on providing accurate and frequently updated information to prospective homebuyers and homeowners of under-construction properties in MMR.

We offer homebuyers and new home owners detailed information across 450+ data points along with several decision-making tools to help them make the best assessment of their prospective investment. At present we have over 2000 projects visible on our site, spread across MMR, catering to varied ticket sizes.

LOCATION

The project is in Goregaon (West). Goregaon is a suburb of Mumbai city, in the Mumbai Suburban district. It has a railway station on the Mumbai suburban railway on the Western Line. Goregaon bounds Sanjay Gandhi National Park from the south-western side and is home to the Conservation Education Centre (CEC) run by the Bombay Natural History Society. The area is home to a diverse flora and fauna. Unnat Nagar lii , Sane Guruji Nagar , Kala Galli , Mitha Nagar , Manav Kalyan Tower Chs are the nearby Localities to Goregaon West.

Post Office	Police Station	Municipal Ward
NA	NA	NA



Neighborhood & Surroundings

Connectivity & Infrastructure

- Goregaon Railway Station **1.6 Km**
- H B T Trauma Care Municipal Hospital **2.8 Km**
- M N English High School **300 Mtrs**
- Infinity Mall **2.8 Km**

LAND & APPROVALS

Last updated on the MahaRERA website	On-Going Litigations	RERA Registered Complaints
NA	NA	NA

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BUILDER & CONSULTANTS

Project Funded By	Architect	Civil Contractor
NA	NA	NA

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PROJECT & AMENITIES


Time Line	Size	Typography
Completed on 31st December, 2020	1.25 Acre	2.5 BHK,3.5 BHK

Project Amenities

Sports	Cricket Pitch,Tennis Court,Swimming Pool,Jogging Track,Gymnasium
Leisure	NA
Business & Hospitality	NA
Eco Friendly Features	Waste Segregation,Rain Water Harvesting,Landscaped Gardens

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BUILDING LAYOUT



Tower Name	Number of Lifts	Total Floors	Flats per Floor	Configurations	Dwelling Units
The Luxor	5	14	4	2.5 BHK,3.5 BHK	56
First Habitable Floor					NA

Services & Safety

- **Security** : NA
- **Fire Safety** : NA
- **Sanitation** : NA
- **Vertical Transportation** : NA

FLAT INTERIORS

Configuration	RERA Carpet Range
2.5 BHK	987 sqft
3.5 BHK	1346 sqft

Floor To Ceiling Height	NA
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 Views Available	NA
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Flooring	NA
Joinery, Fittings & Fixtures	NA
Finishing	NA
HVAC Service	NA
Technology	NA
White Goods	NA

COMMERCIALS

Configuration	Rate Per Sqft	Agreement Value	Box Price
2.5 BHK	INR 25835.87	--	INR 25500000
3.5 BHK	INR 26300.15	--	INR 35400000

Disclaimer: Prices mentioned are approximate value and subject to change.

GST	Stamp Duty	Registration
0%	0%	0
Floor Rise	Parking Charges	Other Charges
NA	NA	NA

Festive Offers	The builder is not offering any festive offers at the moment.
Payment Plan	NA
Bank Approved Loans	NA


Transaction History

Details of some of the latest transactions can be viewed in Annexure A.

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PROJECT PROPSCORE

Propscience uses a unique and highly proprietary algorithm to arrive at PropScores for every project it covers. This score is calculated out of 100 points. Through our detailed research we gather over 500 data points of information about each project. These data points are broken down into categories (mentioned below). An individual score is arrived at for each category and then a combined project PropScore is given. The purpose of the PropScore is to help you evaluate the distinct value you can hope to derive from each aspect of the project.

Category	Score
 Place	55
Connectivity	48
Infrastructure	66
Local Environment	30
Land & Approvals	36
Project	76
People	38

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Amenities	42
Building	53
Layout	60
Interiors	30
Pricing	30
Total	47/100

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